

Renter's Certificate of Property Taxes Paid

Instructions for Landlord

Notice to Landlord

If your tenant requests a Form 201 in writing, you must provide that tenant with Form 201 to comply with Arizona law (ARS §43-1072). You must complete and sign the Form 201 before you give the form to your tenant.

Heading - (To be completed by the tenant)

Use black ink only. Type or print your first name, middle initial, and last name. Make sure you write your social security number (SSN) in the space provided.

Part I - (To be completed by the landlord or the designated agent)

The landlord or the landlord's agent must complete Part I of this form and furnish the form to the tenant. The tenant will need the information in Part I to claim the property tax credit.

Lines 1, 2, and 3 -

Use black ink only. Type or print your name, address, and ZIP code.

Lines 4, 5, and 6 -

Type or print the business name. Also type or print the address of the rental property.

Line 7 -

Check the box on line 7 if one or more of your tenants received a rent subsidy from federal, state, or local government.

NOTE: Public housing operated by the city, county, state, or qualified charitable institutions that do not pay property taxes will report a property tax factor of zero on line 10. Add any rent (or property tax) paid by a government agency (i.e., HUD, Arizona Department of Economic Security, etc.) to the rent received from the tenant to calculate the property tax factor.

For more information, see Arizona Department of Revenue Income Tax Ruling ITR 93-16. To get a copy of this ruling, call 255-3381 in Phoenix, or in other areas, call our nationwide toll-free number (800) 352-4090.

Line 8 -

Check the box on line 8 if the property was **exempt** from property tax during 1998. If you check this box, tenants may not claim the property tax credit on any form or schedule.

Line 9 -

Check the box on line 9 if **you** occupy any portion of the property **you** rent or lease to others.

Line 10 -

The landlord must provide a property tax factor to each tenant requesting a Form 201. Use the following formula to calculate the factor.

Total property tax paid on rental units = Property tax factor

Total rental income

Example:

Landlord L owns a duplex. Landlord L had three tenants during 1998. During 1998 Landlord L received \$10,000 of rental income from these tenants. During 1998, each tenant paid the following amount of rent.	
Tenant A rented unit one for 8 months	\$ 2,200
Tenant B rented unit one for 4 months	\$ 2,400
Tenant C rented unit two for the full year	<u>\$ 5,400</u>
Total rental income	<u>\$ 10,000</u>
Landlord L paid \$1,060 in property taxes for 1998. Landlord L figures the property tax factor as follows:	
Landlord L divides the property taxes paid in 1998 by the total rental income received in 1998.	
$\frac{\$ 1,060}{\$ 10,000} = .106 = \text{Factor}$	
Each tenant uses the same factor.	

Line 11 -

The owner, lessor, or manager of the rental property must sign and date the Form 201.

Line 12 -

Type or print the name signed on line 11. Also type or print the telephone number the department can use to verify information on the form.

Instructions for Tenant

Part II - (To be completed by the tenant)

NOTE: Only one renter in each rental unit can apply for the property tax credit. If you are filing a joint Arizona return, enter your names as they appear on your return. Only enter the social security number of the person claiming the credit.

Some qualifications to claim the Property Tax Credit are as follows:

- You paid rent.
- You are 65 or older on December 31, 1998, **OR** you are on SSI Title 16.
- You do not live in public housing operated by the city, county, state, or qualified charitable institutions that do not pay property taxes.

Line 13 -

Enter the total rents you paid for the taxable year. Do not include any rent subsidies you received from federal, state, or local governments.

Line 14 -

If property tax factor, line 10, is **zero**, you may **not** claim a credit for this form.

Important: Keep one copy of this form for your tax records.